

1 KENILWORTH CLOSE  
SUTTON COLDFIELD  
B74 2SE

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

### Accommodation

Enclosed porch entrance  
Reception hallway  
Kitchen  
Utility room  
Guest cloakroom and WC  
Dining room  
Drawing room  
Conservatory  
Principal bedroom with dressing room and ensuite shower room  
Two further bedrooms  
Family bathroom  
Enclosed rear garden  
Extensive tarmac with block paved edging driveway  
Double garage

EPC rating: B

Approximate total floor area: 2433 Sq. Ft or 226 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





### Situation

1 Kenilworth Close is situated on a quiet cul de sac off Wentworth Road on the private Four Oaks Estate. The Estate is an exclusive residential area lying along the northern and eastern borders of Sutton Park; a designated Site of Special Scientific Interest offering great scope for walking, golf and a variety of other outdoor pursuits.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Nearby Mere Green provides a good selection of everyday shops including M&S food hall and Sainsburys and other supermarkets. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

### Description of Property

Set behind a wide in-and-out crescent driveway, this well-maintained detached bungalow offers spacious single-storey living in a peaceful setting. The frontage is framed by established evergreens, rose trellises, and planted borders, creating an attractive approach.

A practical enclosed porch leads into the reception hallway, which sets a welcoming tone with its wood-effect flooring. At the front of the property, the kitchen benefits from a large bay window and includes integrated appliances, an electric hob, and access to the adjoining utility room.

The layout is ideal for both day-to-day living and entertaining. The formal dining room is next to a bright drawing room featuring a fireplace, wood-effect floors, and French doors to the rear garden. The adjacent conservatory provides additional living space, with further French doors leading out to the patio and a second access to the front of the home.

The principal bedroom includes built-in wardrobes, a walk-in dressing room, and an ensuite shower room. Two further double bedrooms overlook the rear garden, and a family bathroom serves the rest of the accommodation.

### Gardens and Grounds

Externally, the home offers a generous double garage, solar panels, and a well-tended front lawn with mature planting. To the rear, a paved patio steps down to a large lawned garden bordered by established trees and shrubs. Features include a pond, adding interest and a sense of tranquillity to the outdoor space.

### Distances

Sutton Coldfield town centre 1.5 miles

Lichfield 8 miles

Birmingham 10 miles

M6 Toll (T3) 6 miles

M6 (J6) 6 miles

M42 (J9) 9 miles

Birmingham International/NEC 15 miles

(Distances approximate)

### Directions from Aston Knowles

From Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks. Turn left onto Blackroot Road and then take the first right onto Wentworth Road. Kenilworth Close is the second turning on the right.

### Terms

Tenure: Freehold

Local authority: Birmingham City Council 0121 303 1111

Tax band: G

Average area broadband speed: 74 Mbps

### Services

Mains, water, gas and electricity are connected

### Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

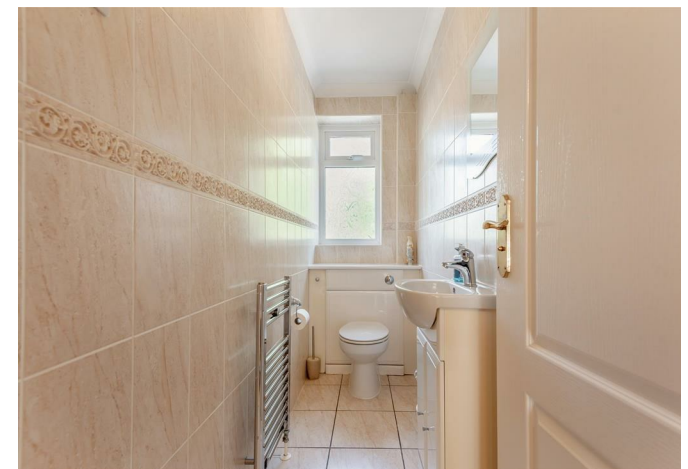
### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

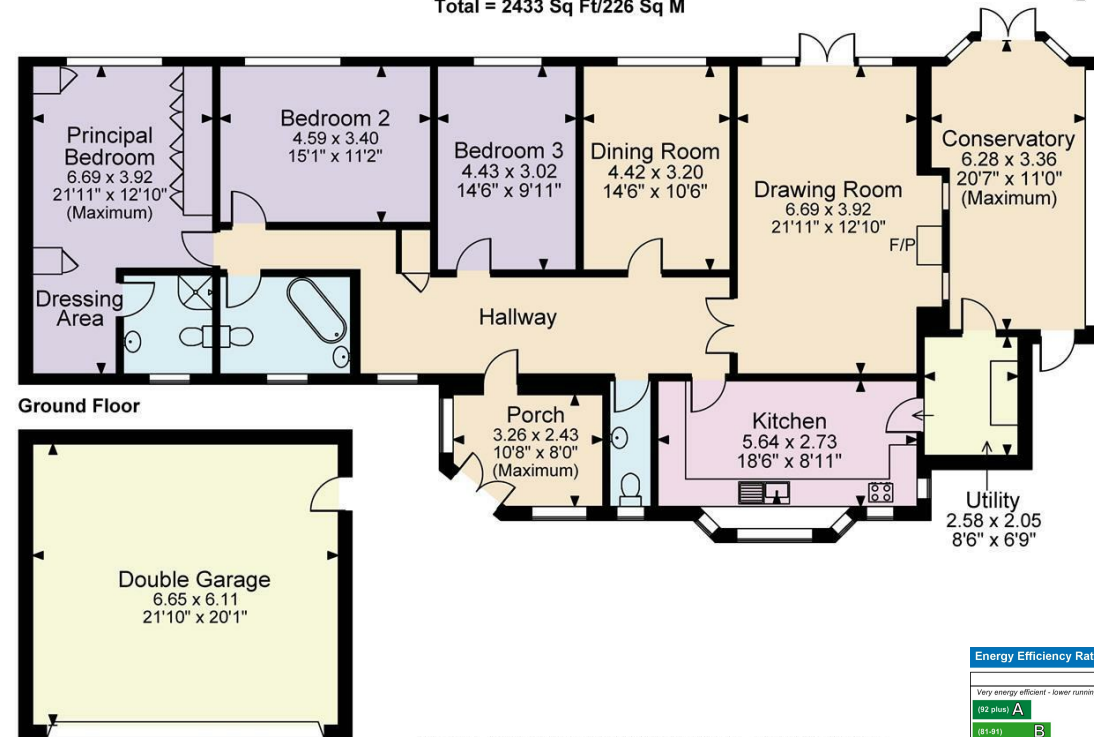
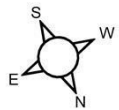
### Disclaimer

Important notice

Every care has been taken with the preparation of these




**Kenilworth Close, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 1996 Sq Ft/185 Sq M**  
**Garage = 437 Sq Ft/41 Sq M**  
**Total = 2433 Sq Ft/226 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8655715/KRA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			
(81-91) <b>B</b>		86	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the sale.

Photographs taken July 2025  
 Particulars prepared July 2025

#### Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**8 High Street, Sutton Coldfield, B72 1XA**

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com